

Long Bayou Condominium Association Board of Directors Meeting April 22, 2015 Minutes

A meeting of the Board of Directors of the Long Bayou Condominium Association, Inc. was held on April 22, 2015 at 2:00 p.m. in the Clubhouse Auditorium located at 9777 62nd N, St Petersburg, FL 33708, pursuant to the Notice properly posted.

Raymond Smith, President, called the meeting to order at 2:00 p.m. Board Members: Raymond Smith, David White, Judy Kovatch, Nancy Patula and Craig Tatar were present.

David White made a motion to approve the minutes of the previous Board meeting held on Feb. 6, 2015. Judy Kovatch seconded the motion. Motion passed unanimously, 5-0.

The Treasurer's Report

Judy Kovatch made a motion to approve the monthly financial statement subject to audit. Craig Tatar seconded the motion. Motion passed unanimously, 5-0.

The Manager's Report

We mailed/hand delivered the year end financial statements with the amendment changes to all owners.

The women's locker room has been completed except that towel bars will be mounted. Sod was replaced in the courtyard between buildings 7 and 8.

The building 9 walkway ceilings have been fixed.

The middle road sewage drains (in front of the Palms) have been cleaned out.

All of the carports are being pressure washed and repainted.

A paint representative is coming out to evaluate painting of buildings 1 through 9 for next year.

The elliptical machine and treadmill will be replaced soon.

The condo unit that rent was being garnished for maintenance and legal fees is now up to date. Only one condo unit has a Lien.

New Business:

1. Craig Tatar made a motion to approve the AC key to the roofs be made available to be signed out for at the guard gate to facilitate AC work to be done after office hours and on the weekends. The AC roof keys will be given back to the guards upon the AC person leaving. Nancy Patula seconded the motion. Motion passed unanimously, 5-0.
2. Renovation on the Woman's Locker Room has been finished except for towel racks that will be mounted on the wall. We received bids from \$40,000. to \$72,000. to remodel the Woman's Locker Room. We completed the project for \$12,000. saving \$30,000. or more.
3. The carports in Buildings 9 and 8 have been pressure washed and repainted.

Buildings 7 and 6 are next. We received bids for \$50,000. to pressure wash and repaint the carports for buildings 1 through 9. Our cost will be no more than \$6,000. saving us over \$40,000.

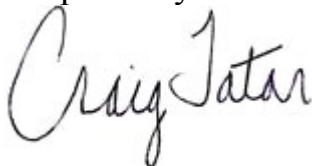
Owners Comments:

1. An owner asked about our one car per resident policy. Two current owners have three cars and one of them is being sold this week. The owners have been told the car will be towed if it is here next week.
2. An owner asked about replacing the plastic bottoms of the railings in Building 9 and was told we will try and find replacements.
3. An owner asked about flammable materials inside condo units. The owners at the meeting were told that the Fire Marshall has told us that not only gas, gas powered vehicles/machines of any type cannot be stored in any condo unit, but sealed lead acid batteries, also, may not be stored in any condo unit according to Florida State Law. Sealed lead acid batteries have exploded causing many fires in Florida due to the extreme heat down here.
4. An owner asked about having BBQ grills in the courtyards. They were told that courtyard grills have been brought up at annual meetings in the past and have been voted down due to smoke rising into condominium units and a problem with keeping the grills clean. It was noted that the grills behind the shuffleboard courts are not even being kept clean after their use. It was suggested that the picnic tables be moved away from the grills thereby allowing other owners/residents to use the grills without disturbing parties/picnics that may be in progress.
5. An owner asked about recent water shutoffs in Building 9 and insufficient notice being given. They were told that we were sorry for the inconvenience, but in emergencies the water will be shut off without notice to avoid water damage repairs costing thousands of dollars. A broken pipe in the laundry room caused such a shutdown recently. Owners were told that the infrastructure of pipes is over 40 years old and when a pipe breaks that we replace with new pipes as much and as far as we can. We do budget yearly for the replacement of broken pipes throughout the year. The replacement of all pipes would be too costly. Therefore, we replace the pipes as needed.

Adjournment:

David White made a motion for adjournment. Craig Tatar seconded the motion. Motion passed unanimously, 5-0. The meeting was adjourned at at 2:32 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Craig Tatar". The signature is written in dark ink and is positioned below the typed name "Craig Tatar".